

Buy. Sell. Rent. Let.



Pelham Crescent , Keelby



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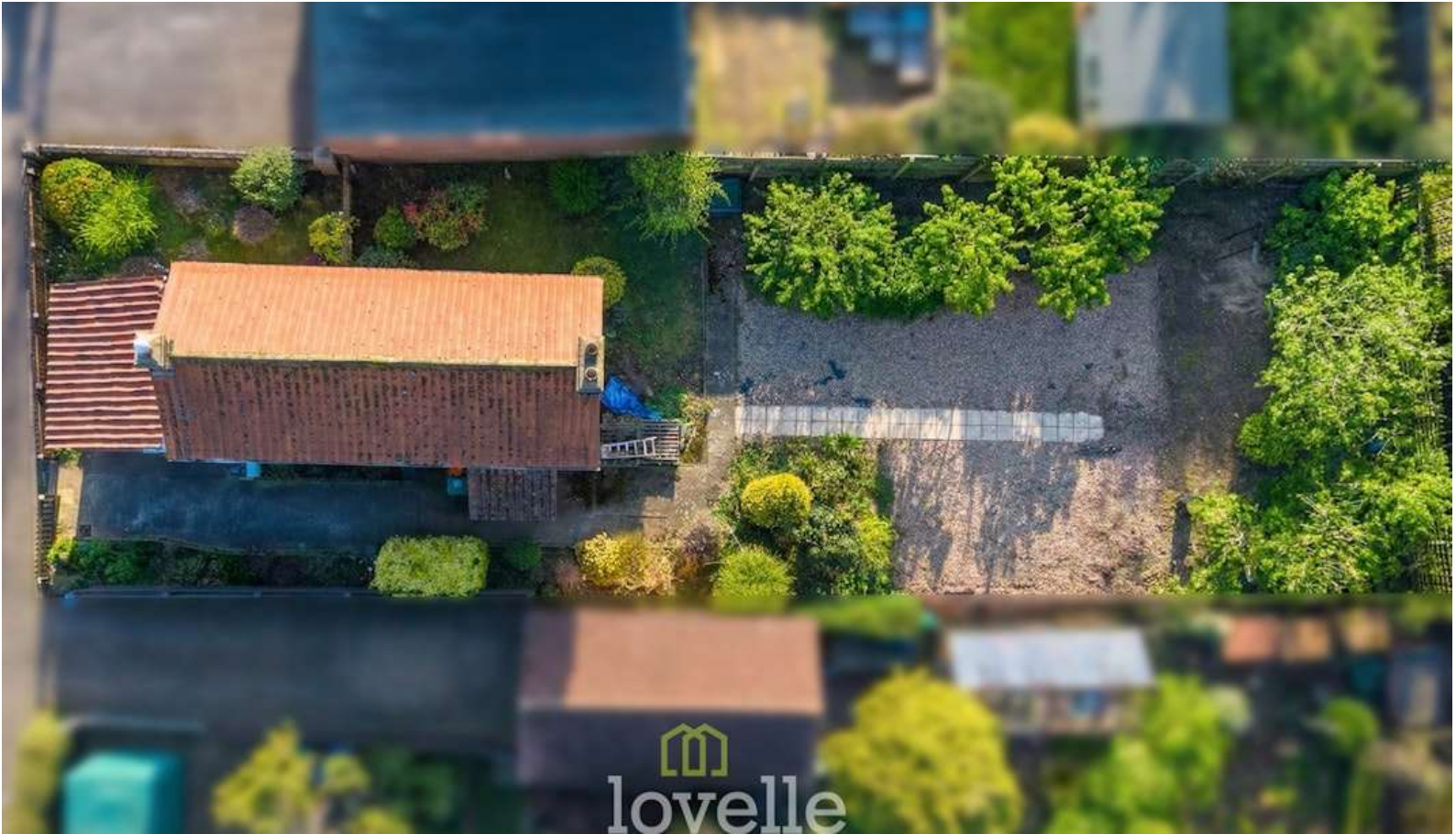
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Offers over £180,000



A chain-free, detached two-bedroom cottage-style house in good condition, set on a generous plot in the sought-after village of Keelby near Grimsby, offering characterful accommodation with modern comforts, good local amenities, countryside walks and

### Key Features

- Detached Cottage
- Generous Size Plot
- Characterful Features
- Two Bedrooms
- Kitchen & Bathroom
- Popular village Location
- EPC rating C
- Tenure: Freehold





This detached two-bedroom house is offered for sale in good condition and occupies a generous plot in the sought-after village of Keelby, near Grimsby. Presenting as a charming cottage with characterful features, uPVC double glazing and gas central heating, it will appeal to investors, families, retirees and couples alike. The property is available with no chain.

Accommodation comprises a single reception room, providing a central living space, and a kitchen fitted with modern units, sink and plumbing for a washer. There are two double bedrooms, offering practical sleeping accommodation, and a bathroom fitted with bath, sink and WC.

Keelby provides a range of local amenities including village shops, a primary school and local pubs, along with access to green spaces and established walking routes in the surrounding Lincolnshire countryside. Nearby parks and footpaths offer opportunities for recreation and dog walking.

For wider facilities, Grimsby and Immingham are both accessible by road, with a selection of supermarkets, secondary schools and leisure options. Regular bus services run through Keelby towards Grimsby and Barton-upon-Humber, connecting with rail services for onward travel to Hull, Lincoln and beyond. Road links via the A180 provide access to Grimsby in around 15-20 minutes and to the Humber Bridge and M62 corridor in approximately 30-40 minutes, making this location suitable for commuting.

This detached house for sale in Keelby represents a practical home or investment in a well-regarded village setting with useful local amenities and countryside on hand.

## Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

## Mobile and broadband

It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

## Sold as seen

Due to limited information held by the Representative seller, we must advise any prospective purchaser that the property is being 'Sold As Seen'.



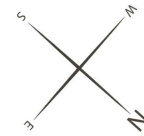
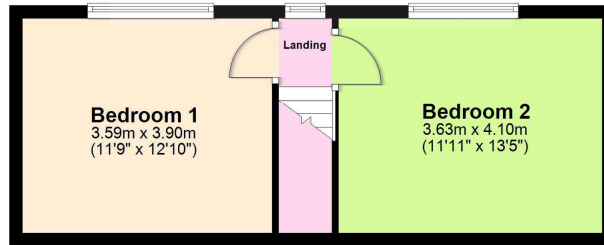
### Ground Floor

Approx. 43.2 sq. metres (465.5 sq. feet)



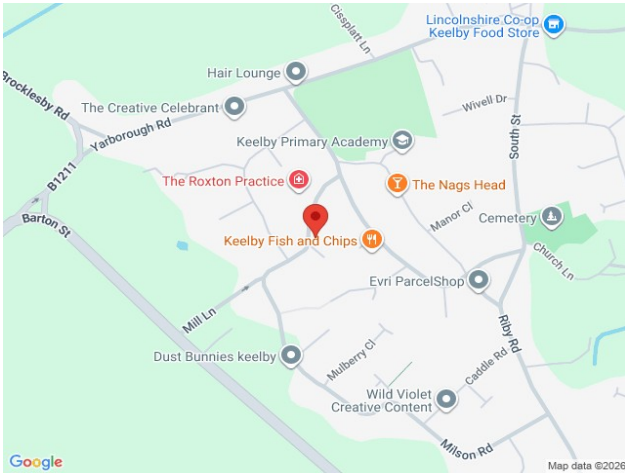
### First Floor

Approx. 30.2 sq. metres (324.8 sq. feet)



Total area: approx. 73.4 sq. metres (790.3 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain



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